

Bear Cave Mountain
311 Madison 3379
Huntsville, AR 72740

\$465,000
95± Acres
Madison County



Bear Cave Mountain Huntsville, AR / Madison County

SUMMARY

Address

311 Madison 3379 null

City, State Zip

Huntsville, AR 72740

County

Madison County

Type

Recreational Land, Hunting Land

Latitude / Longitude

36.0058 / -93.5911

Acreage

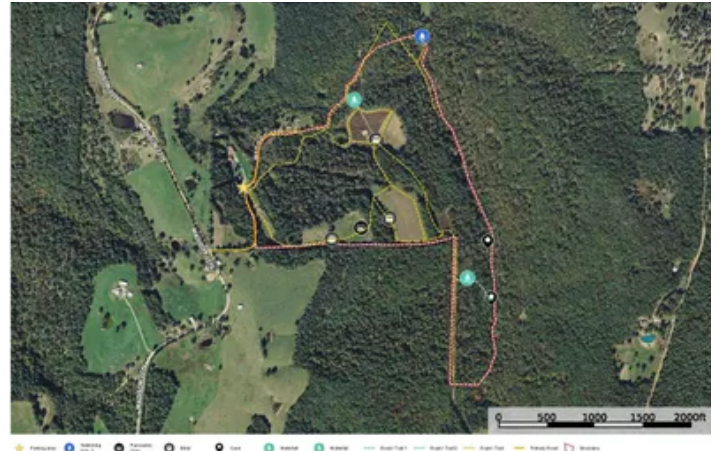
95

Price

\$465,000

Property Website

<https://livingthedreamland.com/property/bear-cave-mountain/madison/arkansas/114006/>



PROPERTY DESCRIPTION

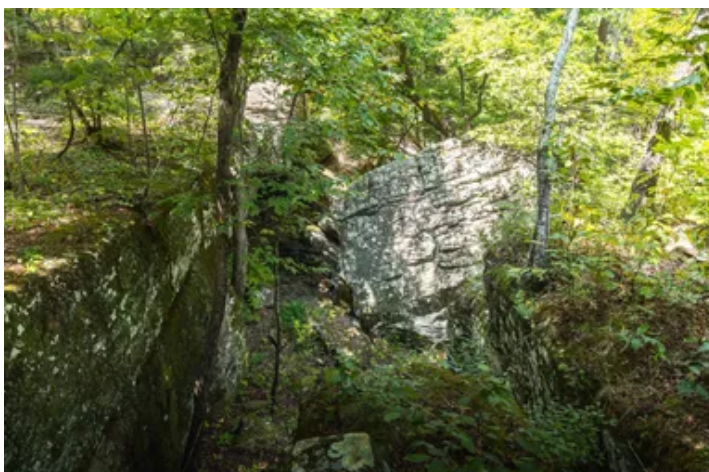
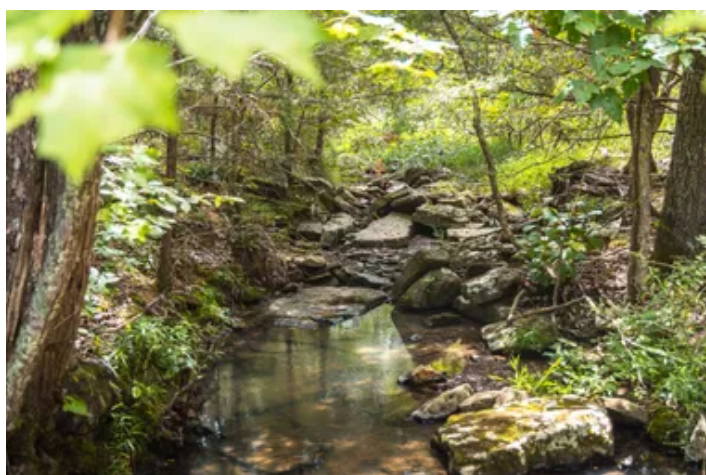
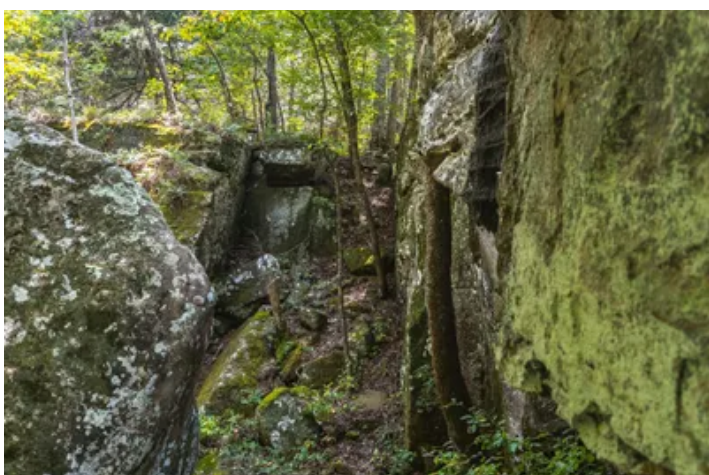
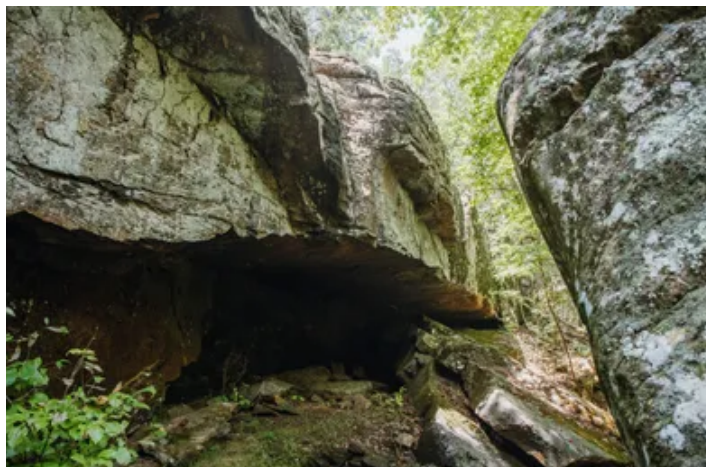
Discover an unparalleled 95-acre outdoor paradise, perfect for recreation or a dream homestead! This exceptional property features approximately 16 acres of productive pasture, thoughtfully divided into six sections ranging from 1 to 6 acres. Currently teeming with native forbs and grasses, these pastures boast mowed trails and shooting lanes, offering endless possibilities for food plots. A spring-fed pond, stocked with catfish and bluegill, anchors the largest pasture, providing a serene oasis.

Designed as a premier wildlife sanctuary, the land is rich with native browse, complemented by three Redneck blinds, two feeders, and multiple tree stands, all connected by an extensive trail system. Along the west side, an additional 10+ acres of overgrown field present a prime opportunity to expand grazing areas. Nature's artistry is on full display with two impressive waterfalls, each featuring large bluff overhangs, and a half-mile of spring-fed creek along the eastern boundary, complete with swimming-sized pools. Explore two intriguing caves, one of which houses its own internal waterfall.

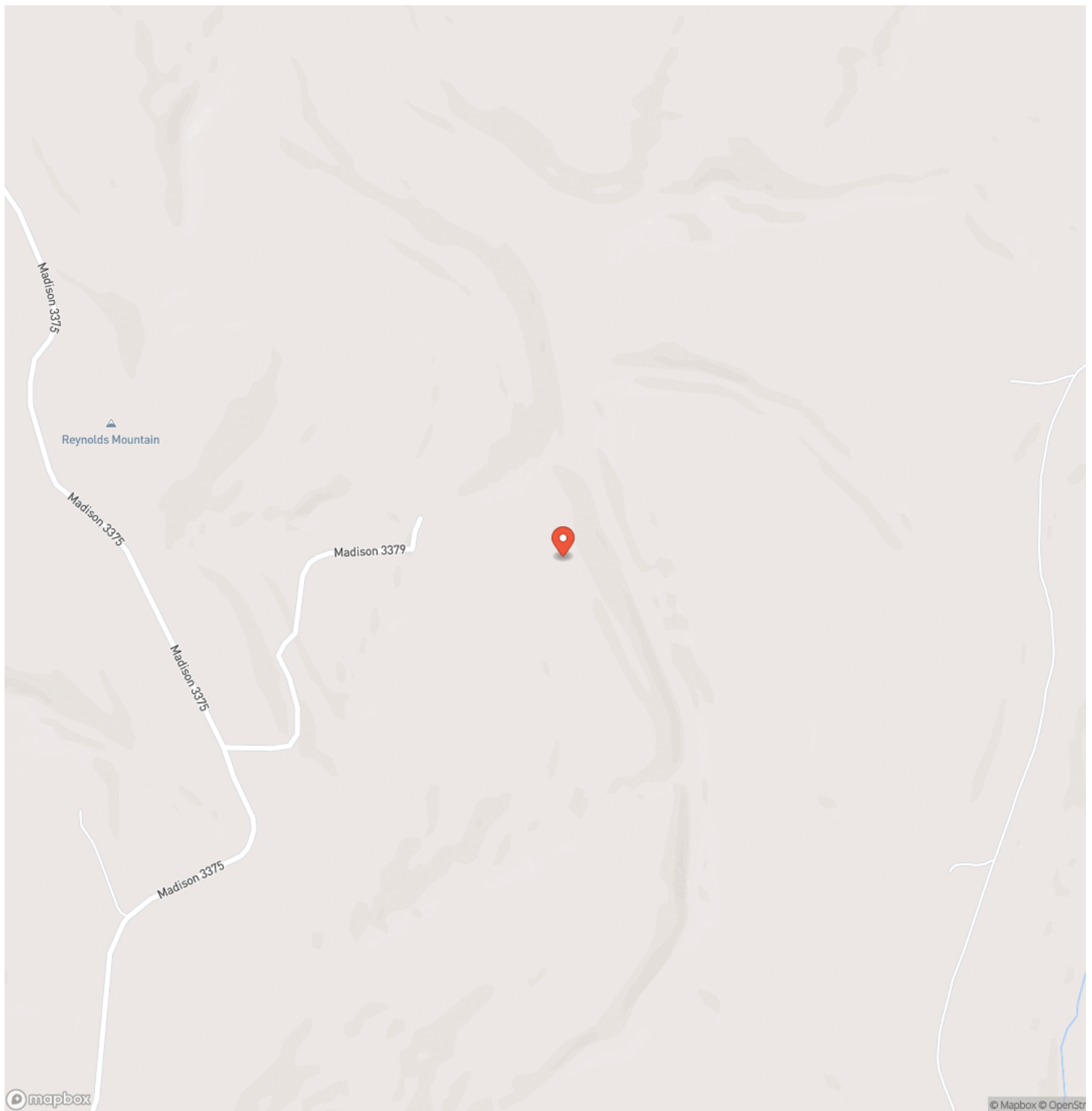
Enjoy breathtaking mountain views from the south, north, and east, providing stunning backdrops for potential build sites. The diverse timber throughout the property, growing more mature to the east, includes towering hardwoods along the creek and in the hollows. Wildlife abounds, with abundant sightings of deer, turkey, and black bears. Conveniently located with access off Highway 74, just 1.5 miles south on Madison 3375, this property offers the perfect blend of seclusion and accessibility. Essential amenities include electricity and fiber internet on-site, with Starlink also performing exceptionally well. All this just 15 minutes from Kingston and 20 minutes from Huntsville. A well will be needed or develop the spring for drinking water. Property is accessed by deeded easement. A property with such a rich array of features is truly a rare find! No access to the property without an agent present. Showings are by appointment only!



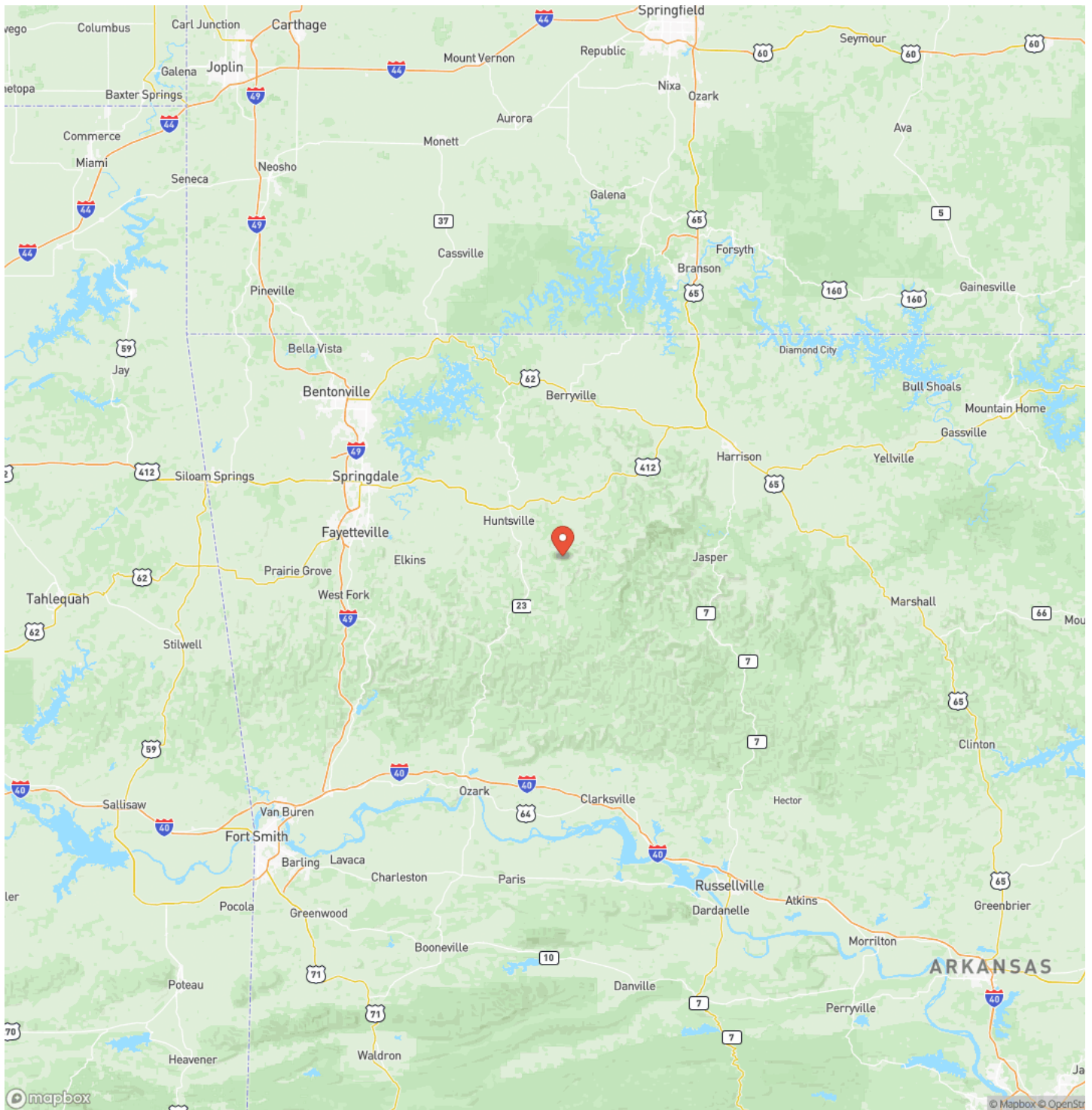
Bear Cave Mountain
Huntsville, AR / Madison County



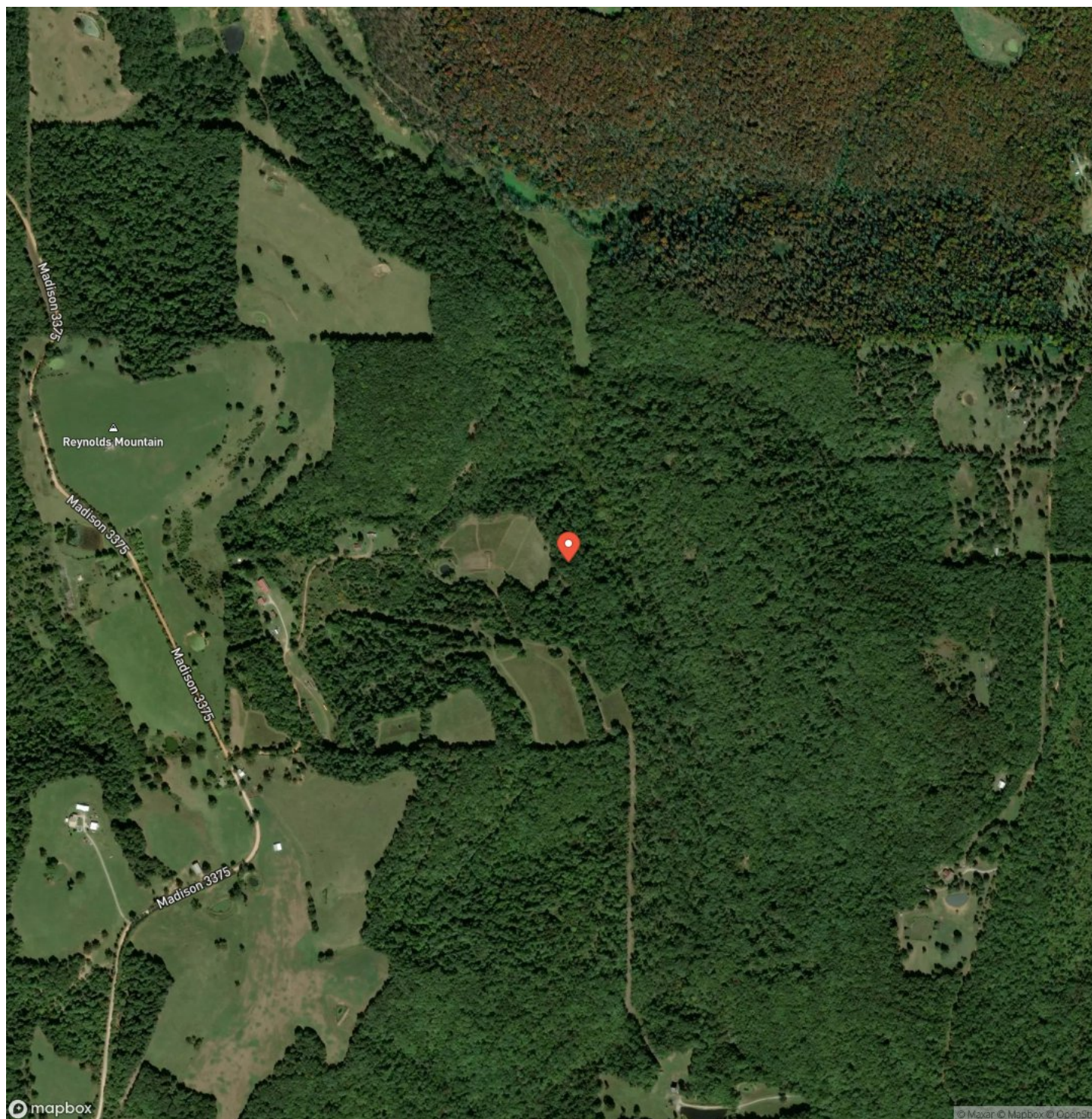
Locator Map



Locator Map



Satellite Map



Bear Cave Mountain

Huntsville, AR / Madison County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Leasburg, MO 65535

NOTES



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MORE INFO ONLINE:

<https://livingthedreamland.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

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